

HISTORIC PRESERVATION COMMISSION

Minutes

February 8, 2007
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, February 8, 2007, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairman, Michael Young.

Other members present were: Jack Errante, Raemi Evans, Ronald Fleming, Susan Hurt, Judy Kandl, Anne Lyles, Anne Waters, and Wayne Whitman

Michael Young welcomed all persons present and read the meeting's purpose and procedures.

Requests for Certificates of Appropriateness

H-03-07 421 S. Ellis St. – Pete & Donna Prunkl, owner

Request: Construction of 2-car garage in the rear alley. **Note:** DRAC review held

Pete and Donna Prunkl were sworn to give testimony for the request.
Staff presented slides.

Staff presented slides to show the plans of the garage which Mr. Prunkl stated were drafted by architect, Bill Burgin. At this time, Commission member Judy Kandl informed the Commission that she worked for Ramsay, Burgin, Smith Architects; however, had nothing to do with this particular project. She stated that she had not seen the plans until they came in her meeting packet.

In response to Ms. Kandl's question as to whether she should recuse herself for the hearing of the request, Janet Gopen read the guidelines pertaining to conflicts of interest. The Chair then ruled that since there was a full commission present, he would ask that Ms. Kandl cease from voting on the matter at hand avoiding any appearance of impropriety. Janet Gopen asked that for cases in the future to remember that Ms. Kandl has expertise in architecture that would sometimes become important in deliberation.

Susan Hurt made the following motion, "Without declaring that there is a conflict of interest, I move that we just add on the side of caution and with a full quorum request that Ms. Kandl not vote on this particular application."

Ron Fleming seconded the motion; all members present voted AYE.

Continuing with the request from the Prunkls, Susan Hurt asked what the height of the garage would be. Mrs. Prunkl said that specific attempts were made to keep it low because they did not want it to overwhelm their house. Mr. Prunkl stated that the garage would be located just a few feet away from their neighbor's property line so it would not be any higher than the neighbor's garage.

Michael Young read the following guidelines for Garages and Outbuildings from the Design Guidelines:

6. If a historic garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic outbuildings in the district.
7. Keep the proportion and the height of new garages and outbuildings compatible with the proportion and the height of historic garages and outbuildings in the district.
8. In constructing new garages and outbuildings, use traditional roof forms, materials, and details compatible with the main building or historic outbuildings in the district. Prefabricated storage buildings are appropriate provided they have a shingle roof and are made of wood painted in a color that complements the house. Storage buildings constructed of metal, vinyl or plastic are not appropriate.
9. Locate new garages and outbuildings in rear yards and in traditional relationship to the main building.

Commission members agreed that the guidelines were met.

In response to a question from Susan Hurt, Mr. Prunkl stated that there had not been a garage on the property before.

Wendy Spry verified that a DRAC meeting was held and no changes were requested by the committee.

There was no one present to speak in support or opposition to the request.

Jack Errante made the motion as follows: "I move that the Commission find the following facts concerning Application #H-03-07 – that Pete & Donna Prunkl, owners of 421 S. Ellis Street appeared before the Commission and sought a Certificate of Appropriateness to construct a 2-car garage in the rear alley, that no one appeared before the Commission to support or oppose this request; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 Changes to Buildings – Garage and Outbuildings, pages 24-25, guidelines 6-9 of the Residential Historic District Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-03-07 be granted to Pete & Donna Prunkl, owners of 421 S. Ellis St., to make the changes detailed in the application."

Anne Lyles seconded the motion; all members present voted AYE.

Susan Hurt made the motion for Judy Kandl's return to the dais; seconded by Jack Errante, and all members voted AYE.

H-04-07 402 S. Ellis St. – David & Eva Bingham, owner

Request: Replace front porch with tenduraplank, painted Gray; replace 3 rows of slate pieces around lower turret at front porch with slate-like material.

Wendy Spry informed the Commission that only the request for tenduraplank would be presented.

Eva Bingham, applicant, was sworn to give testimony for the request.

Mrs. Bingham testified that the front porch of their home has extensive water damage and they would like to use tenduraplank to replace the existing material. She presented a sample.

Wendy Spry reminded the Commission that tenduraplank is an approved material; however, there is no provision for it in the guidelines as yet.

Jack Errante read the guideline for Porches, Entrances & Balconies

3. Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.

Janet Gapen informed the Commission that there is a provision for substitute materials in the New Construction and Additions guidelines but it has not been incorporated into the guidelines for Changes to Buildings. She stated that the precedent has been that hardiplank be approved only for new construction and additions. Tenduraplank, she said, may be the first substitute material that has been approved as a replacement for original features on historic buildings; therefore, the Commission should look at the guidelines closely before adding it.

In response to a question from Anne Lyles, Ms. Gapen stated that tenduraplank is 60% wood.

Jack Errante shared with Mrs. Bingham comments that he had read from other property owners who have used tenduraplank.

There was no one present to speak in support or opposition to the request.

Wayne Whitman made the following motion: “I move that the Commission find the following facts concerning Application #H-04-07 – that Eva Bingham, owner of 402 S. Ellis St., appeared before the Commission and sought a Certificate of Appropriateness to replace the front porch with tenduraplank, painted Gray; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 - Changes to Buildings – Porches, Entrances, and Balconies, pages 22-23; Chapter 2 - Changes to Buildings - Roofs, pages 12-13, guidelines 3 and 4 of the Residential Historic District

Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application H-04-07 be granted to David & Eva Bingham, owners of 402 S. Ellis Street to make the changes detailed in the application.”

Jack Errante seconded the motion; all members present voted AYE.

H-05-07 313 N. Ellis St. – Greg & Gwen Matthews, owner

Request: Construction of a 14’x20’ garage at the rear of the property as shown on the attached map

Gwen Matthews was sworn in to give testimony for the request. Staff presented slides as Mrs. Matthews informed the Commission that the garage is greatly needed for their car as well as for supplies. She testified that the 14’x20’ garage would be located 5 ft. away from the property line and would not be an eyesore for the property owner located on the same side.

Mrs. Matthews informed the Commission that the pitch of the garage would be higher than that shown in the picture submitted in order to match that of the existing house. She said the same materials and colors of the house would be used on the proposed garage.

In response to Michael Young, who asked what an appropriate pitch would be for the garage as proposed, Judy Kandl stated that as Mrs. Matthews has stated, the pitch should match the house. Mrs. Kandl commented that it would be easier to answer questions in reference to pitch if she was able to see an image of what it was really going to look like. She mentioned the note of a change on the drawing from 12 ft. wide to 14 ft. wide which, she said, makes it very hard to visualize exactly how that change will affect the building without being able to actually see it. In addition, she explained to Mrs. Matthews that just saying that an English Tudor detail will be used is not enough information to know exactly what that will be. She said, “It won’t be quite the same as what the house is or it may be.”

Wendy Spry informed the Commission of comments made by DRAC which mostly dealt with the materials that would be used.

Mrs. Matthews assured the Commission that they would not build anything that did not look as if it didn’t belong to the back of the house. She said, “It is our goal to keep the integrity of the house.” She asked if submitted drawings needed to be architectural drawings that are exact.

Michael Young explained that with new construction they do need to see more detailed and accurate drawings. He said, “I would not go out with full-blown construction drawings but we could probably do better than what you were able to take off the internet.”

Mrs. Kandl asked Mrs. Matthews if she was comfortable with having only 6 ft. between the back of the garage and the back of the house. Mrs. Matthews stated that she would be able to make the turn and get into the garage without a problem.

Jack Errante read the following guidelines from the Design Guidelines - Garages and Outbuildings:

6. If a historic garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic outbuildings in the district.
7. Keep the proportion and the height of new garages and outbuildings compatible with the proportion and the height of historic garages and outbuildings in the district.

In response to Ms. Matthews who asked if there were dimensions of historic garages that she could use as a guideline when preparing her new drawings, Janet Gapen stated that there was not a file or anything specific that she could give her. She said the best direction would be observation of other buildings in the district or other compatible buildings.

Anne Waters suggested that Ms. Matthews check the Rowan Public Library for some resources in preparing new drawings.

Ms. Matthews informed the Commission that she would come back to the next meeting with the proper drawings. Ms. Kandl asked that she bring scaled drawings with the details that she plans to use.

Susan Hurt made the motion to table until the next meeting. Raemi Evans seconded the motion, and all members present voted AYE.

H-32-05 130 W. Kerr St. – Rodney Queen, owner

Request: Revisions to previously approved office building - #H-32-05

Rodney Queen, owner and applicant, was sworn to give testimony for the request.

Staff presented slides.

Rodney Queen informed the Commission that when the original request was presented, Jeff Sowers (former commission member) made recommendations which included removal of grids from the window; however, the record does not show that. He stated that one of the reasons Mr. Sowers wanted to remove the grids was because the church which adjoins the building does not have grids. Rodney Queen further stated that if the Commission would like him to change the sashes out with grids he could do so, or if they think the building is more favorable without the grids he would leave them, as is his preference.

Wendy Spry referred Commission members to the original approved plan in order to note the differences she found upon her inspection of the building.

She stated that in addition to finding that there were no grids in the windows, other changes were as follows:

- 1/1 windows instead of 6/6 windows
- Details on the front door, and detail above the door
- Style of columns
- Size of elevation on the east side with larger windows
- Details above the rear windows do not match the front

Michael Young stated that windows and doors are always architectural defining elements in construction. He said, “These original elements have been changed significantly.”

In response to questions from Susan Hurt and Anne Lyles, Rodney Queen said he would not have a problem with putting the grids back in the windows; and as far as the columns are concerned, he said, “We can change that easy.” Regarding questions concerning the front door he testified that the recessed door was a part of the original plan in order to have a stoop to walk under. Removing the double keystone at the front door, he said, would not be a big deal.

Michael Young ruled that the applicant should correct all of the items that were previously approved because the issue is compliance of the original certificate.

There was no present to speak in support or opposition to the request.

Wendy Spry stated that if the Commission is satisfied with the window size on the one elevation and the detail on the rear windows, then Mr. Queen would just need to put the grids in the windows and front door, remove the keystone over the front door, and change the columns.

Following clarification of the specific changes that Mr. Queen needed to make in order to be in compliance, Susan Hurt made the motion as follows: “I move that the Commission find the following facts concerning Application #H-32-05 – that Rodney Queen, owner of 130 W. Kerr St. appeared before the Commission and sought a Certificate of Appropriateness to make revisions to previously approved office building; that no one appeared before the Commission to support this request; this request should be granted in part and denied in part; it should be granted in the following respects: that the original application is amended so as not to include keystone over the rear windows and is amended to change the size of the side windows to match what was actually built; and the motion should be denied in all other aspects and the building brought into compliance with the original Certificate of Appropriateness; therefore, I move that the motion be granted in part and denied in part based on The Secretary of Interior Standards for Rehabilitation, and Chapter 3.1 – New Construction, pages 46-49, guidelines 1-16 of the Non-Residential Historic District Design Guidelines; no mitigating factors were found;

therefore, I further move that a revision to the original Certificate of Appropriateness for Application H-32-05 be granted in the first 2 respects - the rear windows and the side windows - and be denied in all other respects, to Rodney Queen, owner of 130 W. Kerr St.”

Jack Errante seconded the motion; all members present voted AYE.

Other Business

Minor works

There were no questions relative to the minor work approvals submitted by Wendy Spry.

Minutes

The January 2007 minutes were approved as received upon a motion by Anne Lyles, seconded by Jack Errante, and all members voting AYE.

Preservation Month

Janet Gapen informed the Commission that the committee for Preservation Month met on February 7th. The following ideas were proposed for consideration by the Commission for the observance:

- Mini walking tour of the new History & Art Trail plaques with the newly created brochure.
- “Preservation in Progress” Open House. Possible sites include 102 S. Main St., Kress Building, 117 E. Innes, Geoff and Christina Wilson’s building on E. Innes (former Bill’s Bakery), a Plaza rental unit, and Henderson Law Office. Include a Preservation Passport – visit each site and get passport stamped to enter into drawing for prizes.
- Host a premiere at the library of new film(s) by Jeff Hall on local history.
- Ice Cream Social – Mike Fuller has agreed to donate all supplies.
- “Genealogy 101” workshop at the library history room.
- “How-To” workshops (refinish wood floors, etc. coordinated with vendors, craftspeople). (Suggested but may be better for another year.)

Susan Hurt suggested the possibility of Lowe’s doing a preservation workshop during the month of May).

- Photo swap – set up a computer and scanner and invite citizens to bring in old photos of Salisbury to have scanned; create a slide show for Access 16.

Raemi Evans suggested the idea of the Commission awarding certificates to property owners who have done outstanding improvements during the year. Commission members agreed that it would be great to recognize some of the more successful projects that have been approved. Janet Gapen reminded the Commission that the Historic Salisbury Foundation and the Community Appearance Commission both do a great job in their annual awards programs. She said, “I wouldn’t want to duplicate those efforts.” Susan Hurt stated that the individuals to be recognized be featured in the Commission’s newsletter. In addition, Jack Thomson suggested awarding the certificate of appreciation at the HPC meeting in May and make sure that the meeting was covered by the Salisbury Post so that it would appear in the newspaper.

Michael Young stated that publicity is a great part of the Preservation Month activities. Anne Waters volunteered to work with the publicity phase of the project.

Michael Young stated that each Commission member would need to help with some aspect of the project.

Janet Gapen stated that the committee would need to meet at least twice a month. The next meeting was scheduled for Thursday, February 22nd at 8:00 a.m., at City Hall.

Adjournment

There being no other business to come before the Commission, the meeting adjourned at 6:35 p.m.

Michael Young, Chairman

Judy Jordan, Secretary